

PMC-ND

(1.08.09.13)

**U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
NEPA DETERMINATION**



RECIPIENT: NREL

STATE: CO

PROJECT**TITLE:**

Joyce Street Warehouse Move-out; NREL Tracking No. 19-005

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
	DE-AC36-08GO28308	NREL-19-005	GO28308

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Policy 451.1), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

- B1.15 Support buildings** Siting, construction or modification, and operation of support buildings and support structures (including, but not limited to, trailers and prefabricated and modular buildings) within or contiguous to an already developed area (where active utilities and currently used roads are readily accessible). Covered support buildings and structures include, but are not limited to, those for office purposes; parking; cafeteria services; education and training; visitor reception; computer and data processing services; health services or recreation activities; routine maintenance activities; storage of supplies and equipment for administrative services and routine maintenance activities; security (such as security posts); fire protection; small-scale fabrication (such as machine shop activities), assembly, and testing of non-nuclear equipment or components; and similar support purposes, but exclude facilities for nuclear weapons activities and waste storage activities, such as activities covered in B1.10, B1.29, B1.35, B2.6, B6.2, B6.4, B6.5, B6.6, and B6.10 of this appendix.
- B1.24 Property transfers** Transfer, lease, disposition, or acquisition of interests in personal property (including, but not limited to, equipment and materials) or real property (including, but not limited to, permanent structures and land), provided that under reasonably foreseeable uses (1) there would be no potential for release of substances at a level, or in a form, that could pose a threat to public health or the environment and (2) the covered actions would not have the potential to cause a significant change in impacts from before the transfer, lease, disposition, or acquisition of interests.
- B1.31 Installation or relocation of machinery and equipment** Installation or relocation and operation of machinery and equipment (including, but not limited to, laboratory equipment, electronic hardware, manufacturing machinery, maintenance equipment, and health and safety equipment), provided that uses of the installed or relocated items are consistent with the general missions of the receiving structure. Covered actions include modifications to an existing building, within or contiguous to a previously disturbed or developed area, that are necessary for equipment installation and relocation. Such modifications would not appreciably increase the footprint or height of the existing building or have the potential to cause significant changes to the type and magnitude of environmental impacts.

Rationale for determination:

The U.S. Department of Energy's (DOE) National Renewable Energy Laboratory (NREL) is proposing to terminate use of and vacate a leased warehouse facility in Arvada, Colorado.

The warehouse facility, known as the Joyce Street Warehouse (JSW), encompasses about 56,000 square feet of the 97,803 square foot building. It has been primarily used for storage over the lease term but has also been used as office space, equipment disposition, materials staging, records storage, electronic shredding, and semi-conductor research. The lease expires on December 31, 2018 and NREL is proposing to be out of the facility by that date.

This proposed activities would involve the following: 1) Discontinue use of routine warehouse activities, 2) Remove all government property and place into shipping containers, 3) Remove select real property, and 4) Conduct final walk-through to document conditions per Lab Level Procedure 600-60: Laboratory and Equipment Decommissioning.

As a requirement of terminating the lease, NREL hired a consultant to complete a Phase 1 environmental site assessment which conforms to ASTM standards of performance and documentation. The Phase 1 report listed one

Recognized Environmental Condition (REC) for the section of warehouse that NREL leased.

NREL conducted Amorphous Silicon Deposition Laboratory (ASDL) semi-conductor research at the Joyce Street warehouse from 1991-1995. The research was considered small scale, was air permit exempt and generated very small quantities of waste. The Phase 1 REC states that areas subject to such activities, when terminated, need to be "cleared" to determine if any residual contamination remains. A "clearance" document could not be located in the EPA or NREL archives. The level of work typically subject to EPA's regulatory clearance requirements is usually associated with large semi-conductor manufacturing facilities or Treatment, Storage and Disposal (TSD) facilities, as identified by RCRA regulations. The research activities conducted at the site were not associated with these types of facilities and were not subject to any TSD permitting or specified clearance requirements.

Because a "clearance" document could not be located, the NREL ESH&Q Office conducted industrial hygiene sampling in the former ASDL research and electronic shredding areas of the warehouse. The results showed that residual contaminants were measured at levels "at or below the manufacturing Allowable Surface Contamination Level (ASCL) and Resource Conservation and Recovery Act (RCRA) limit concentrations". Based upon these results, residual levels of contaminants are considered minor and do not meet or exceed thresholds that would require remediation.

NREL employees and contractors would conduct activities in accordance with established written safety and health procedures and as authorized in a Safe Work Permit.

NEPA PROVISION

DOE has made a final NEPA determination.

Notes:

Completed by Laura Margason 12/12/2018

FOR CATEGORICAL EXCLUSION DETERMINATIONS

The proposed action (or the part of the proposal defined in the Rationale above) fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D. To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) disturb hazardous substances, pollutants, contaminants, or CERCLA-excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal.

The proposed action has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)), and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

The proposed action is categorically excluded from further NEPA review.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: _____

 Electronically Signed By: Kristin Kerwin

Date: 12/13/2018

NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

- Field Office Manager review not required
- Field Office Manager review required

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____

Field Office Manager

Date: _____